



STATE PARK UPDATE

September 13, 2001

Crystal Cove State Park - El Morro Mobile Home Park Conversion

What's up?

As you may know, the Governor's 2000-01 budget appropriated funds to the California Department of Parks and Recreation to pay sewer connection and annexation costs, to conduct testing and studies, and to prepare preliminary plans for conversion of the State owned mobile home park to public use. The plans are to be in accordance with the General Plan that was approved by the State Park and Recreation Commission in 1982. Proposed facilities include a campground, picnic facilities, beach parking, and stream restoration. The reason General Plan provisions for the mobile home park have not been implemented previously is because of a long-term lease that expired in 1999. Plans were not ready and funding was not available in 1999 to convert the park to public use. So, the State entered into another five-year lease. This lease expires December 31st 2004. Completed plans, funding and construction are expected to begin at this time.

Status of Conversion Project:

To accomplish this project the State has retained a group of consulting Architects, Landscape Architects, and Engineers. The group is lead by Dean F. Unger A.I.A., Inc. a firm based in Sacramento. Project management by the State is through the Department of General Services, Project Management Branch; and through the Department of Parks and Recreation, Northern Service Center.

Negotiations for sewer connections are underway. Topographical surveys have been completed. Surveys of natural and cultural resources have also been conducted. Draft schematic drawings of the facilities are now nearing completion. Some of these preliminary drawings are included in this update to give you an idea of what is being contemplated.

Once schematic drawings are finalized a public meeting will be held and the CEQA (environmental

review) process will be completed. After all input has been discussed in the Final Environmental Impact Report (FEIR), a hearing is held with the State Public Works Board for project approval.

Schedule:

- ❑ September 01 - Complete schematic drawings.
- ❑ October 01 - Conduct public meeting.
- ❑ December 01 - Draft Environmental Impact Report (EIR) public review.
- ❑ February 02 - Address EIR comments.
- ❑ March 02 - Issue final EIR.
- ❑ April 02 - Complete preliminary plans.
- ❑ May 02 - Public Works Board review.

El Morro Creek Water Quality:

It has been determined the El Morro Mobile Home Park sewer system is failing. Effluent from the terrace and valley areas of El Morro Mobile Home Park is collected through a series of sewer lines. Solids are removed from the waste using septic tanks and the remaining liquid effluent is pumped into two leach fields located up canyon from El Morro Mobile Home Park adjacent to El Morro Creek. Water quality tests conducted by the County of Orange and the California Department of Parks and Recreation (State Parks) indicate levels of bacteria within the creek are at unacceptable levels. Effluent from the beach area is treated in a similar but separated leach field system. By design the beach area treatment system is outdated, but fortunately the waters offshore of El Morro Mobile Home Park consistently tests below State standards for bacteria levels.

State Park's recent study of the sewer system's infrastructure, leach field soils and water quality conditions concluded in a water quality plan which was submitted to the San Diego Regional Water Quality Control Board (SDRWQCB) on August 15, 2001. A copy of this plan has also been provided to Newport Pacific, Inc. The plan provides for a

\$350,000, short-term improvement to the leach field and distribution system so that effluent is treated more efficiently than the existing system. Additional soils will be added to the leach field areas, new distribution lines will be installed and native grasses will be planted to improve effluent treatment. State Park's water quality plan also includes monitoring and maintenance of the system to ensure its effective operation until sewer discharges cease in December, 2004.

On September 7, 2001, State Parks and Newport Pacific, Inc. representatives met with John H. Robertus, Executive Officer, SDRWQCB to discuss water quality goals, our water quality plan and the responsibilities of State Parks and Newport Pacific, Inc. Mr. Robertus and his staff indicated that before the SDRWQCB could consider a repair of the existing sewer system and issue a permit for the discharges of sewage effluent into El Morro Canyon, additional studies are required to further understand the hydrological system in and near the leach field and El Morro Creek.

Once these additional studies are completed, the SDRWQCB will require the submittal of a Report of Waste Discharge, which will include all water quality studies completed by State Parks and Newport Pacific, Inc. The Report of Waste Discharge will also include a recommended repair of the existing sewer system which will achieve the water quality goals of the SDRWQCB. If the SDRWQCB agrees with the findings and recommendations in the Report of Waste Discharge, it will then issue the appropriate permit.

In order to promptly proceed with the SDRWQCB's requests, achieve improved water quality and to ensure the protection of the natural and cultural resources found within Crystal Cove State Park, State Parks will be the lead agency for addressing the sewer system deficiencies at El Morro Village beginning with the development of a work plan for the additional studies. This work plan will be submitted to the SDRWQCB on September 21, 2001. Once the work plan is approved by the SDRWQCB staff, State Parks will complete the required environmental reviews, consult with other agencies with jurisdiction over the hydrological testing activities, fund and implement the work plan.

State Parks will also approve, fund and implement the proposed repairs to the leach field identified in our

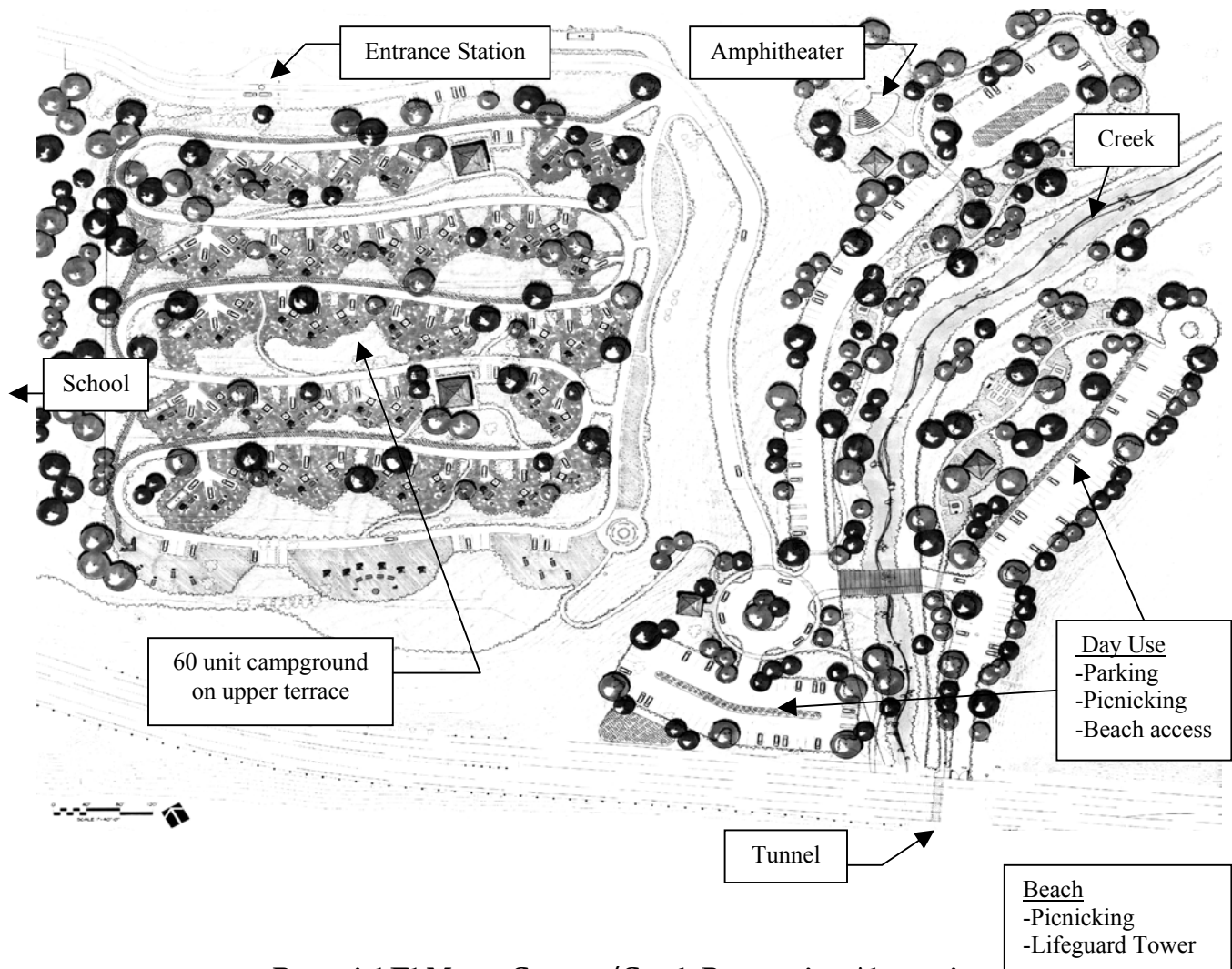
water quality plan as well as any additional improvements recommended during SDRWQCB's Report of Waste Discharge review process.

State Parks intends to work closely with the El Morro Village, Inc., Newport Pacific, Inc., as well as other interested parties while implementing these repairs. State Parks must complete an additional environmental impact reviews and the California Coastal Commission will likely need to issue a Coastal Development Permit for the improvements proposed. It is premature to identify a start date for the implementation of sewer system repairs. However, we do not expect any disruption of service during the implementation of the approved repairs.

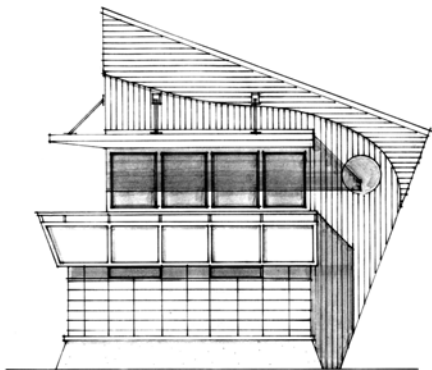
If you have any questions, please contact Richard Rozzelle at 949.366.4895.

Get Involved!

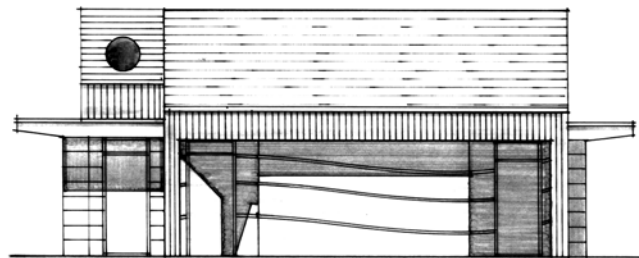
- Wash your vehicles at an approved off-site car wash facility. As many of you are aware, we have asked your management company to cease the use of the El Morro car wash station adjacent to the creek. Car washing is no longer permitted at El Morro Village.
- Avoid excessive watering of plants.
- Promptly report broken sprinkler heads and irrigation lines to the park office.
- Pick up cat waste immediately and deposit into the waste can.
- Please discard all household wastes at a County of Orange, Household Waste Center. The closest facility to El Morro Village is located at 6411 Oak Canyon Road, Irvine, CA (near Sand Canyon Road and Interstate 5) For more information, call (714) 834-6752.



Potential El Morro Canyon/Creek Restoration Alternative



Lifeguard Tower



Restroom Building